| 043.0 | 0006 | 0013.A | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 645,200 | / | 645,200 |
| USE VALUE: | 645,200 | / | 645,200 |
| ASSESSED: | 645,200 | / | 645,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 115 | | PALMER ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SHEPHERD CRAIG J & GABRIELLE |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 115 PALMER ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MILLER MARGARET M/ LIFE ESTATE - |
| Owner 2: | - |
| Street 1: | 115 PALMER ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .111 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 1224 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4851.000 | 192,800 | | 452,400 | 645,200 |
| Total Card | 0.111 | 192,800 | | 452,400 | 645,200 |
| Total Parcel | 0.111 | 192,800 | | 452,400 | 645,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 527.12 | /Parcel: 527.12

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 30610 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 04/18/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 043.0-0006-0013.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 192,800 | 0 | 4,851. | 452,400 | 645,200 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 186,500 | 0 | 4,851. | 452,400 | 638,900 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 186,500 | 0 | 4,851. | 452,400 | 638,900 | 638,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 170,200 | 0 | 4,851. | 480,700 | 650,900 | 650,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 170,200 | 0 | 4,851. | 350,600 | 520,800 | 520,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 170,200 | 0 | 4,851. | 305,400 | 475,600 | 475,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 170,200 | 0 | 4,851. | 260,100 | 430,300 | 430,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 159,800 | 0 | 4,851. | 254,500 | 414,300 | 414,300 | Year End Roll | 12/11/2014 |

!3693!

**PRINT**

| Date | Time |
|---|---|
| 12/29/21 | 23:28:11 |

**LAST REV**

| Date | Time |
|---|---|
| 04/29/21 | 09:28:16 |
| danam | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3693

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MILLER MARGARET | 1553-31 | 1 | 12/16/2019 | Estate/Div | 485,000 | No | No | 4 | |
| MILLER MARGARET | 1484-84 | | 1/21/2016 | Convenience | 1 | No | No | | |
| MILLER MARGARET | 1452-34 | | 5/1/2014 | Family | 1 | No | No | | |
| | 869-36 | | 11/17/1975 | | 35,000 | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 30610 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 3/17/2021 | 308 | Heat App | 14,000 | C | | | | |
| 3/8/2011 | 129 | Manual | 4,314 | | | | | INSULATION |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 1/23/2020 | SQ Mailed | MM | Mary M |
| 4/18/2018 | MEAS&NOTICE | BS | Barbara S |
| 1/6/2009 | Meas/Inspect | 294 | PATRIOT |
| 3/9/2000 | Inspected | 264 | PATRIOT |
| 2/15/2000 | Mailer Sent | | |
| 2/15/2000 | Measured | 197 | PATRIOT |
| 8/16/1993 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4851 | | Sq. Ft. | Site | | 0 | 80. | 1.17 | 1 | | | | | | | | | 452,424 | | | | | | 452,400 | |

| Total AC/HA: | 0.11136 | Total SF/SM: | 4851 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 452,424 | Spl Credit | | Total: | 452,400 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1H - 1 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1954 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 5 - Lino/Vinyl | 15 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98703003 |
| Adj $ / SQ: | 146.574 |
| Other Features: | 70430 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 279460 |
| Depreciation: | 86633 |
| Depreciated Total: | 192827 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 4 | BRs: | 2 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

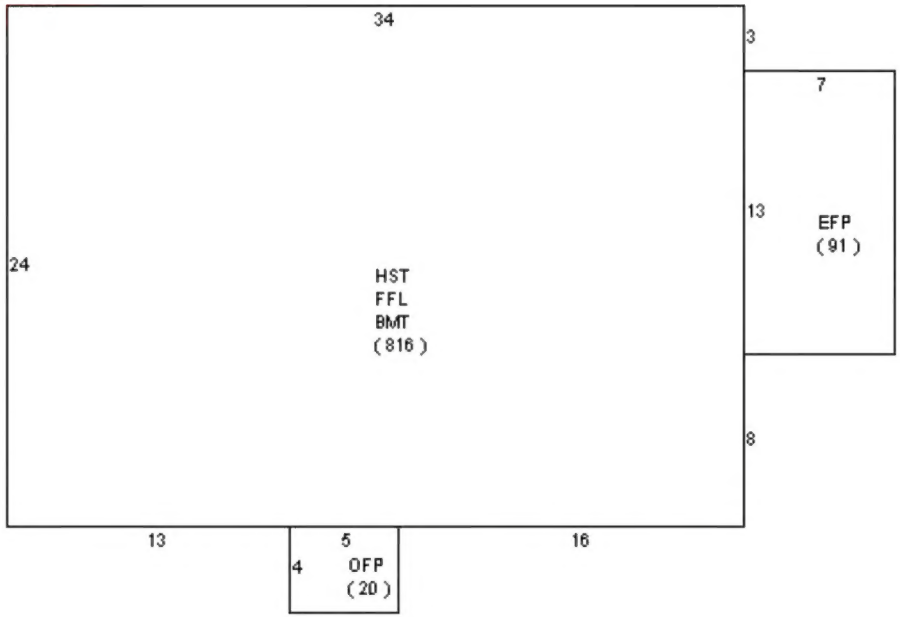
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 4 | 2 | |
| Totals | | | |
| 1 | 4 | 2 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 146.57 |
| Special Features: | 0 | Val/Su Net: | 89.63 |
| Final Total: | 192800 | Val/Su SzAd | 157.52 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 816 | 58.260 | 47,543 |
| FFL | First Floor | 816 | 146.570 | 119,604 |
| HST | Half Story | 408 | 87.940 | 35,881 |
| EFP | Enclos Porch | 91 | 56.400 | 5,133 |
| OFP | Open Porch | 20 | 43.430 | 869 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,151 | | | Total: | 209,030 |
| Size Ad | 1224 | Gross Area | 2559 | FinArea | 1224 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | A | |
| HST | 100 | UNF | 100 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

043.0-0006-0013.A

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 6X8 | A | AV | 1980 | 0.00 | T | 31.2 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|